

Commercial Real Estate

Product Type	Total Inventory (Sq. Ft.)	Vacancy Rate (%)	Total Net Absorption (Sq. Ft.)	Rental Rate (Sq. Ft./Yr.)	Under Construction (Sq. Ft.)
Total Office Citywide					
Q4 2011	136.3 M	20.3	453	\$19.24	85,000
Q4 2010	136.9 M	20.4	-152,993	\$19.08	113,873
Change	-541,770	-0.1 points	+153,446	+\$0.16	-28,873
Office Class A Citywide					
Q4 2011	62.9 M	21.7	69,249	\$21.73	85,000
Q4 2010	62.8 M	21.6	172,324	\$21.96	100,919
Change	+100,919	+0.1 points	-103,075	-\$0.23	-15,919
Office Class B Citywide					
Q4 2011	54.0 M	22.0	-65,936	\$16.54	0
Q4 2010	54.6 M	22.4	-343,990	\$15.90	12,954
Change	-592,649	-0.4 points	+278,054	+\$0.64	-12,954
Office Class C Citywide					
Q4 2011	19.5 M	11.2	-2,860	\$14.30	0
Q4 2010	19.5 M	11.3	18,673	\$14.08	0
Change	-50,040	-.01 points	-21,533	\$0.22	-
Total Central Business District Office					
Q4 2011	36.3 M	26.1	-66,656	\$19.45	0
Q4 2010	36.8M	26.1	47,329	\$18.51	0
Change	-417,000	-	-113,985	+\$0.94	-
Industrial/Flex Citywide					
Q4 2011	210.3 M	8.4	464,185	\$4.00	68,476
Q4 2010	211.9 M	8.8	-384,199	\$4.25	1,600
Change	-1.6 M	-0.4 points	+848,384	-\$0.25	+66,876
Retail Citywide					
Q4 2011	78.2 M	7.2	203,790	\$14.38	406,003
Q4 2010	78.0 M	7.6	194,846	\$14.30	393,417
Change	+180,311	-0.4 points	+8,944	+\$0.08	+12,586

Source: CoStar.com. Last updated February 2012